

Neighborhoods Used: KERES - RESIDENTIAL

8024 SCOTT RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-010-000-010-00 1/21/2025 KERES 401 155,000 18,337
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE 78 136,663 112,814 1.211
[View Parcel](#)



6452 MCKENDRY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-012-000-055-10 10/9/2024 KERES 401 150,000 80,856
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE 53 69,144 50,695 1.364
[View Parcel](#)



1368 S MARBLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-029-000-020-06 9/18/2024 KERES 401 385,000 51,110
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 95 333,890 265,342 1.258
[View Parcel](#)



8547 POTTERS RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-022-000-020-10 7/8/2024 KERES 401 330,000 245,276
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 38 84,724 61,857 1.370
[View Parcel](#)



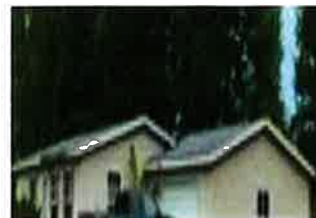
9888 MARBLE PINES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-028-000-065-10 5/10/2024 KERES 401 303,500 64,718
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 79 238,782 189,520 1.260
[View Parcel](#)



6560 MCKENDRY RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-012-000-055-03 4/1/2024 KERES 401 286,000 52,960
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE 68 233,040 175,317 1.329
[View Parcel](#)



2938 S LEE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-034-000-055-10 1/26/2024 KERES 401 180,000 45,803
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MOBILE 78 134,197 108,614 1.236
[View Parcel](#)



Neighborhoods Used: KERES - RESIDENTIAL

2929 S LEE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-035-000-055-01 12/6/2023 KERES 401 250,000 44,320
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 72 205,680 151,588 1.357
[View Parcel](#)



2946 S WHITES BRIDGE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-031-000-015-11 9/22/2023 KERES 401 280,000 45,760
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Mobile Home MANUFACTURED MH 87 203,230 149,347 1.361
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 31010 22788 1.361
[View Parcel](#)



1917 S MARBLE RD
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-028-000-070-32 8/31/2023 KERES 401 220,000 46,392
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family SITE BUILT 69 170,660 139,146 1.226
 Agricultural Buildings: ResidualValue CostByManual E.C.F.
 2948 2404 1.226
[View Parcel](#)



9839 MARBLE PINES DR
 Parcel Number ** Valid Sale ** Class AdjSalePrice LandValue
 070-028-000-065-30 6/15/2023 KERES 401 380,000 45,820
 Occupancy Style %Good ResidualValue CostByManual E.C.F.
 Single Family DWELLING 85 334,180 235,779 1.417
[View Parcel](#)



Statistics for this Analysis

# Valid Sales	# Invalid Sales	Coefficient of Dispersion (%)	Coefficient of Variation (%)	Price Related Differential	Mean	Median
11	3	4.91	6.22	1.006	1.308	1.329
After Application of E.C.F.s		3.33	3.90	1.004		

Economic Condition Factor Estimates (# of data points)

* style *	91..100	81..90	71..80	61..70	51..60	0..50
DWELLING	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)
SITE BUILT	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)
MODULAR	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)
MOBILE	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)
MANUFACTURED MH	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)
WELL/SEPTIC	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)	1.311(6)

Single Family E.C.F. : 1.311 (6)
 Mobile Home E.C.F. : 1.301 (5)
 Town Home E.C.F. : 1.000 (0)
 Agricultural E.C.F. : 1.348 (2)
 Commercial E.C.F. : 1.000 (0)

County: 34- IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price	Adj. Sale Price	Assessment	Ratio	Mult	
070-005-000-040-02	401	06/13/2023	675/2761	WD KERIV GALLAGHER, JOHN & DEBRA	BONESSI, CHRISTOPHER	03-ARMY'S LENGTH	510,000	510,000	216,800	42.51		
070-009-000-080-10	401	06/23/2023	675/3458	WD 1001 NEIBANGER, ANDREW W & LAU GORDON, ADRI		03-ARMY'S LENGTH	215,000	215,000	84,800	39.44		
070-012-000-055-30	401	05/26/2023	675/03954	WD KERES SALGADO, SAUL	PLUGRAUPT, WILLIAM	03-ARMY'S LENGTH	185,000	185,000	64,200	34.70		
070-028-000-065-30	401	06/15/2023	675/6663	WD KERES ROE, DENNIS & ROSE, MICHE	DEGARMO, ASHLEY & ERIC JR	03-ARMY'S LENGTH	380,000	380,000	140,300	36.92		
070-028-000-070-32	401	08/31/2023	676/1417	WD 1001 WEEKS, MARGON	NEVILLE, NICHOLAS	03-ARMY'S LENGTH	220,000	220,000	75,700	34.41		
070-031-000-015-11	401	09/22/2023	676/4401	WD SAGE, CATHERINE S	NATHIS, LAURA E	03-ARMY'S LENGTH	280,000	280,000	78,500	28.04		
Totals 04/01/2023 - 09/30/2023							Conventional	6	1,790,000	660,300	36.89	1.0000
070-004-000-040-14	401	12/28/2023	677/3522	WD KERES MARRICHAIT, EDWARD ESTATE	STANLIN FAMILY REV TRUST	03-ARMY'S LENGTH	245,400	245,400	111,700	45.52		
070-012-000-055-20	401	10/23/2023	676/7822	WD KERES LOPEZ, JAMIE & LUIS	HURST, ROBERT III & DANIS	03-ARMY'S LENGTH	250,000	250,000	131,700	52.68		
070-028-000-045-00	401	02/06/2024	677/7032	WD KERES GROEN, JEFFREY R & KAREN	FRANKLIN, JOEY & KENDALL,	03-ARMY'S LENGTH	220,000	220,000	75,400	34.27		
070-028-000-050-11	402	12/13/2023	677/2046	WD 4000 GROEN, JEFFREY R & KAREN	BOLDONE, ALEXANDER	03-ARMY'S LENGTH	98,000	98,000	30,300	30.92		
070-029-000-020-00	401	11/30/2023	677/1047	WD KERES CANDANI, GERALD J SR & JA	WOODY, WILLIAM H & DEVOUN	03-ARMY'S LENGTH	285,000	285,000	103,300	36.25		
070-034-000-055-10	401	01/26/2024	677/5995	WD KERES HAYDEN, LAURA	SMITH, COLEY A	03-ARMY'S LENGTH	180,000	180,000	57,000	31.67		
070-035-000-055-01	401	12/06/2023	677/1429	WD KERES RICHARDS, DANNY K & KAREN	KING, ELIZABETH A & RAYMO	03-ARMY'S LENGTH	250,000	250,000	97,900	39.16		
Totals 10/01/2023 - 03/31/2024							Conventional	7	1,528,400	607,300	39.73	1.0000
Totals 04/01/2023 - 03/31/2024							Conventional	13	3,318,400	1,267,600	38.20	1.0000

*** Statistics for this group (13 in sample) ***

Statistical Mean= 37.422 Median= 36.246 Maximum= 52.680 Minimum= 28.036

*** Statistics about Mean ***

Normalized Average Deviation = 0.13238 (Coefficient of Dispersion)

Average Squared Deviation = 43.57322 (Variance)

Square Root of Squared Deviation = 6.60100 (Standard Deviation)

Normalized Standard Deviation = 0.17640 (Covariance)

2 Standard Deviation Range (Low) = 24.21962 (High) = 50.62363

*** Statistics about Median ***

Normalized Average Deviation = 0.13206 (Coefficient of Dispersion)

Average Squared Deviation = 45.07147 (Variance)

Square Root of Squared Deviation = 6.71353 (Standard Deviation)

County: 34 - IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libers/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
	Normalized Standard Deviation	=	0.18522	(Covariance)						
2	Standard Deviation Range (Low)	=	22.81855	(High)	=	49.67267				
Price Related Differential (PRD) : 0.97965 PRD > 1 regressive, < 1 progressive.										

County: 34- IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price	Assessment	Ratio	Mult
070-005-000-005-20	401	08/27/2024	679/9836	WD KERIV OMEN, DENNIS R & DONNA J HOWARD, RONALD & KRISTINE	03-ARMY'S LENGTH		620,000	620,000	227,600	36.71	
070-012-000-055-03	401	04/01/2024	678/2714	WD KERES MARTIN, STEVE M & ROBIN L PITCHER, CASSANDRA & NURE	03-ARMY'S LENGTH		286,000	286,000	93,500	32.69	
070-022-000-020-10	401	07/08/2024	679/2806	WD KERES VAUGHN, NATHAN & CHRISTEN SCHEID, ROGER	03-ARMY'S LENGTH		330,000	330,000	137,500	41.67	
070-025-000-050-00	401	09/20/2024	680/3005	WD KERES NAYLOR, ROBERT & DIANA STANLEY, ELISE M	03-ARMY'S LENGTH		265,000	265,000	129,700	48.94	
070-029-000-020-06	401	09/18/2024	680/0331	WD ANES, JOHN DUKE, COLLEEN & DAVID	03-ARMY'S LENGTH		385,000	385,000	179,400	46.60	
070-029-000-040-20	401	07/08/2024	679/3340	WD KERES RUID, KENNETH D II & ANGE ORGANEK, BRIAN & HEATHER	03-ARMY'S LENGTH		80,000	80,000	47,700	59.63	
070-030-000-045-60	401	04/29/2024	678/5283	WD KERES WILLS, PETER R & KENDRA C CRAIGILL, BARRY S & KAREN	03-ARMY'S LENGTH		540,000	540,000	217,800	40.33	
070-035-000-060-00	402	08/22/2024	679/7738	WD KERES VOORHEIS, SAMANTHA THOMPSON, JEREMY & BRANDY	03-ARMY'S LENGTH		76,000	76,000	29,600	38.95	
Totals 04/01/2024 - 09/30/2024							8	2,582,000	1,062,800	41.16	1.0000
Totals 04/01/2024 - 03/31/2025							12	3,247,000	1,309,300	40.32	1.0000

*** Statistics for this group (12 in sample) ***

Statistical Means= 41.246 Median= 39.640 Maximum= 59.625 Minimum= 32.692

*** Statistics about Mean ***
 Normalized Average Deviation = 0.12921 (Coefficient of Dispersion)
 Average Squared Deviation = 55.66588 (Variance)
 Square Root of Squared Deviation = 7.46096 (Standard Deviation)
 Normalized Standard Deviation = 0.18089 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 26.32449 (High) = 56.16832

*** Statistics about Median ***
 Normalized Average Deviation = 0.13060 (Coefficient of Dispersion)
 Average Squared Deviation = 58.47977 (Variance)
 Square Root of Squared Deviation = 7.64721 (Standard Deviation)
 Normalized Standard Deviation = 0.19291 (Coefficient of Dispersion)
 2 Standard Deviation Range (Low) = 24.34594 (High) = 54.93476

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County: 34 - IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libet/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
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Price Related Differential (PRD): 1.02289 PRD > 1 regressive, < 1 progressive.

County: 34 - IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libert/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult		
070-002-000-040-11	401	05/08/2025	682/4759	WD KERES CAMPBELL, BEN & LESLIE A STEVENS, GRETCHEN L		03-ARMY'S LENGTH	222,000	222,000	106,600	48.02		
070-005-000-005-70	401	04/30/2025	682/3668	WD KERIV BRIGGS, DANNY R & SHIRLEY SCHULTZ, BRADLEY		03-ARMY'S LENGTH	545,000	545,000	267,400	49.06		
070-005-000-025-11	401	04/22/2025	682/3547	WD KERIV RAUCH, BRENNEN J.	CADWALLADER, SARAH JEAN	03-ARMY'S LENGTH	400,000	400,000	157,200	39.30		
Totals 04/01/2025 - 09/30/2025							Conventional	3	1,167,000	531,200	45.52	1.0000
Totals 10/01/2024 - 09/30/2025							Conventional	7	1,832,000	777,700	42.45	1.0000

*** Statistics for this group (7 in sample) ***

Statistical Mean= 40.832 Median= 39.300 Maximum= 49.064 Minimum= 34.267

*** Statistics about Mean ***
 Normalized Average Deviation = 0.11169 (Coefficient of Dispersion)
 Average Squared Deviation = 32.69731 (Variance)
 Square Root of Squared Deviation = 5.71816 (Standard Deviation)
 Normalized Standard Deviation = 0.14004 (Covariance)
 2 Standard Deviation Range (Low) = 29.39567 (High) = 52.26630

*** Statistics about Median ***
 Normalized Average Deviation = 0.11047 (Coefficient of Dispersion)
 Average Squared Deviation = 33.45346 (Variance)
 Square Root of Squared Deviation = 5.92277 (Standard Deviation)
 Normalized Standard Deviation = 0.15147 (Covariance)
 2 Standard Deviation Range (Low) = 27.39446 (High) = 51.20554

Price Related Differential (PRD) : 0.96186 PRD >1 regressive, < 1 progressive.

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DB: County Working 20

County: 34- IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number	Class	Sale Date	Libor/Page	Inst. Neigh. Grantor	Grantee	Terms-of-Sale	Sale Price Adj.	Sale Price Assessment	Ratio	Mult
Totals	04/01/2023 - 03/31/2025		Conventional				25	6,565,400	2,576,900	39.25 1.0000

*** Statistics for this group (25 in sample) ***

Statistical Mean= 39.238 Median= 37.133 Maximum= 59.625 Minimum= 28.036

*** Statistics about Mean ***

Normalized Average Deviation = 0.13473 (Coefficient of Dispersion)
Average Squared Deviation = 51.10366 (Variance)
Square Root of Squared Deviation = 7.14868 (Standard Deviation)
Normalized Standard Deviation = 0.18210 (Covariance)
2 Standard Deviation Range (Low) = 24.96015 (High) = 53.55488

*** Statistics about Median ***

Normalized Average Deviation = 0.13927 (Coefficient of Dispersion)
Average Squared Deviation = 55.60382 (Variance)
Square Root of Squared Deviation = 7.47020 (Standard Deviation)
Normalized Standard Deviation = 0.20117 (Covariance)
2 Standard Deviation Range (Low) = 22.19294 (High) = 52.07373

Price Related Differential (PRD): 1.00020 PRD >1 regressive, < 1 progressive.

County: 34- IONIA COUNTY
Unit: KEENE TOWNSHIP
Class: Residential

Parcel Number Class Sale Date Libber/Page Inst. Neigh. Grantor Grantee Terms-of-Sale Sale Price Adj. Sale Price Assessment Ratio Mult

< Totals for this Analysis > # of Sales Assessments Sale Prices Ratio

Conventional	28	3,108,100	7,732,400	40.20
Creative	0	0	0	50.00
Totals:	28	3,108,100	7,732,400	40.20 (Weighted)

*** Statistics for this group (28 in sample) ***

Statistical Mean= 39.922 Median= 39.054 Maximum= 59.625 Minimum= 28.036

*** Statistics about Mean ***

Normalized Average Deviation = 0.13810 (Coefficient of Dispersion)

Average Squared Deviation = 51.37181 (Variance)

Square Root of Squared Deviation = 7.16741 (Standard Deviation)

Normalized Standard Deviation = 0.17953 (Covariance)

2 Standard Deviation Range (Low) = 25.58732 (High) = 54.25697

*** Statistics about Median ***

Normalized Average Deviation = 0.13776 (Coefficient of Dispersion)

Average Squared Deviation = 52.15397 (Variance)

Square Root of Squared Deviation = 7.22177 (Standard Deviation)

Normalized Standard Deviation = 0.18492 (Covariance)

2 Standard Deviation Range (Low) = 24.61014 (High) = 53.49723